

Kisha Therrien

From: Hoby Harmon
Sent: Monday, April 22, 2024 10:27 AM
To: Kisha Therrien
Subject: Fw: VFF Town of Newfields Planning Board Application Concerns
Attachments: Agritourism Development_ Neighborhood and Community Consideration (3).pdf; 1004 Uniform Residential Appraisal Report.pdf

Kisha,

Here is a letter with two attachments from Ruth Patterson, abutter to the VFF. Please place this letter / attachments on the agenda for the 23rd.

I'll also be forwarding you a letter from Scott Wachsmuth, same subject matter for inclusion onto the agenda on the 23rd.

Any questions please LMK.

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From: Ruth Patterson <ruthepatterson@msn.com>
Sent: Sunday, April 21, 2024 5:12 PM
To: Hoby Harmon <hharmon@newfieldsnh.gov>; Michael Sununu <msununu@newfieldsnh.gov>; Mark Kasper <mkasper@newfieldsnh.gov>; Sue McKinnon <suemckinnon@newfieldsnh.gov>
Subject: VFF Town of Newfields Planning Board Application Concerns

Dear Select Board Officials,

We request that the approval for VFF amplification of events be reviewed, modified, or revoked. The approvals were granted without the ability to discern the effects of the amplification on the abutting neighbors and town residents.

The Town of Newfields application to the planning board:

Dated 9/28/2022

The VFF application did not mention requesting approval for amplified events or seeking long-term approvals for a maximum number of scheduled events.

The amplified events were approved without full disclosure or review of the impact on the neighbor's quality of life and, equally or more importantly, the impact on abutting properties' evaluations. It became evident during this meeting that the amplification approval was part of the overall approvals being sought after. While we were not prepared to speak at this meeting, it became evident that it was necessary to have on record the effects of the amplification on our property and quality of life.

Summary of Effects as stated on October 13, 2022:

Before having attained approvals, amplified events begin at the end of July 2022 and continue until the end of the 2022 season. As we stated in the meeting in October of 2022, we wanted to maintain good neighbor relations and didn't want to disrupt their season. We had planned to speak to the Vernons at the end of the season regarding the impact on us and our property. The volume of music engulfs our home and penetrated the interior of our house. The only resolution provided during the meeting on October 13, 2022, was Jeremiah

Vernon requesting his sound tech to move the speaker pointing at our home. This comment is in public records for that meeting. During the follow-up meeting in December 2022, we again addressed our concerns regarding the volume of noise and our property value as a matter of public record for that meeting. Jeremiah noted that the speaker had not been moved. We also stated during the meetings that the 2021 schedule consisted of 2 acoustical events a month. The 2022 schedule was for nine monthly events, Thursday - Saturday, from May through October 31. In the 2022 season, May - July, the music was at levels where the music was notable around our property, and we could enjoy our home. Once the amplification began, we could not have a normal conversation outside during the event. The music volume permeated our house, and we could not hear the TV or our music. During the town meetings, we asked if the amplified events would comply with the Newfields Town noise ordinance. The change to the amplification was noted on the VFF website. Coming in 2022 the use of the VFF PA system.

Property Value:

During the meetings, when property values were addressed, VFF's attorney commented that you couldn't just say property values would be affected; an appraisal on the property would need to be completed. The appraiser must apply the effects of any surrounding /neighborhood environmental impacts on the home's value. The abutter home values affect more than just the specific homeowner. It involves the entire town, as reduced property taxes would be collected for the abutter's properties. Reduced property values can also affect the local market analysis of comparable homes as the impact on abutters is not easily uncovered.

I have attached a copy of a formal appraisal form. Please note the following pages and sections: pg 1, section 3, NEIGHBORHOOD, and pg 4, sections 5 and 14.

Overview 2023 VFF Event Schedule:

We purchased a General DSM403SD Class 1 Sound Level Meter and sound level calibrator to understand the effects of sound at different levels clearly. Throughout the season, noise levels fluctuated during most events up to 89dsb; on Friday, September 15, the reading was greater than 89dsb. Please note that with all amplified events, the bass frequency, even at 60-65dbs, continues to be notable in the interior of our home.

Additional Concerns:

There are no barriers between the properties. The lack of barriers imposes additional liabilities on us and our property. During an event, a very young child wandered into your yard, walking through a rocking section of our backyard. The parent found their child when he was in the middle of our backyard. We have two large, loving labs running freely within our invisible fence, encompassing most of our property. The dogs could have easily knocked the child over. Thankfully, I had just brought the dogs into the house.

We also have concerns about the safety of pulling out of our driveway. The hill and bend on Piscassic west of our driveway is a hazard. The fact that there is a bar next door within a residential area brings additional concerns.

Please find attached the Agritourism Development: Neighborhood and Community Considerations by author Jada Lindblom, UNH Cooperative Extension February 2023.